



Derry City & Strabane
District Council

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DERRY CITY & STRABANE DISTRICT COUNCIL

LOCAL DEVELOPMENT PLAN (LDP) 2032



DRAFT LOCAL POLICIES PLAN (dLPP)

Guidance Notes for LPP Call For Sites Submissions - April 2026

derrystrabane.com/subsites/ldp

DERRY CITY AND STRABANE DISTRICT COUNCIL

LOCAL DEVELOPMENT PLAN (LDP) 2032



DRAFT LDP LOCAL POLICIES PLAN CALL FOR SITES **Guidance Notes:**

Please read these Guidance Notes before completing the Call for Sites form.

What is a 'Call for Sites'? - Summary

The Council is currently preparing the Local Development Plan (LDP) for the City & District. One of the core functions of the LDP is to make provision for the delivery of new homes and plan for future housing growth across the District during the LDP period 2017-32 and beyond. Another aim is to facilitate economic growth through growing job numbers in the District and ensuring an ample supply of economic development land for this same period. The LDP will also identify key Development Opportunity Sites in the City / Town centres that will be available for regeneration and re-development.

The LPP 'Call for Sites' (CFS) is an early opportunity for members of the public, business operators, developers and landowners to get involved in the second and final part of the LDP, the Local Policies Plan (LPP) which will be consistent with the adopted LDP Plan Strategy and set out the land use zonings and allocations for the City and District. The methodology for this is based on accepted good practice in Northern Ireland.

LDP Plan Strategy Housing Growth & Allocation, and LPP Sites

The Council adopted the first part of the LDP, the Plan Strategy (PS), on 10th July 2025. Amongst a range of other provisions, it aims to deliver 9,000 new homes in the District over the LDP period. Tables 8 and 9 on pages 237 / 239 of the LDP Plan Strategy (reproduced below) identify the allocation and land supply of housing to each settlement type within the City and District.

Table 8: Indicative Allocation of Housing in DC&SDC by Settlement Tier 2017-32

Settlement Tier	% Share of District's Households	% Share of District's Population	Proposed Indicative % Share of Requirement	Proposed Indicative Number of Dwellings
City	57.9%	55.3%	55 – 65%	4,950 - 5,850
Main Town	9.2%	8.8%	8 – 10%	720 - 900
Local Towns	4.2%	3.9%	3.5 – 4.5%	315 - 405
Villages	13.7%	14.1%	12 – 14%	1,080 - 1,260
Small Settlements	1.8%	1.8%	1.5 – 2%	135 - 180
Countryside	13.1%	16.2%	12 – 16%	1,080 - 1,440
				c. 8,300 – 10,000
				c. 9,000 average

Table 9: Summary of Land for Delivery of Housing, in District's Settlements, at 2017³⁴

Settlement Tier (47 No.)	Commitments on Zoned Housing Land		Other Commitments (outside Zonings)		Approx. Urban Capacity & Whiteland ³⁵		Additional Windfall Potential ³⁶	Total Dwellings Capacity
	Units	Ha.	Units	Ha.	Units	Ha.	Units	Units
City	8,000	400	1,500	44	2,500	61	600	12,600
Main Town	300	20	200	9	1,000	33	75	1,600
Local Towns	700	40	400	24	400	16	75	1,575
Villages	160	9	2,200	130	1,400	93	190	3,760
Small Settlements	-	-	330	30	600	40	45	930
Settlements Total	9,160	469	4,630	237	5,900	243	985	20,500*

The LDP Plan Strategy states that it is anticipated that for most settlements, there would appear to be an ample supply of land currently available to meet the housing growth requirement. See especially paras 16.12 and 16.14 and the tables at Appendix 5 of the LDP Plan Strategy. However, some of that potential or 'committed' land has not come forward for actual development. The Council wants to proactively ensure that any lack of sustainable and 'deliverable' housing land will not contribute to the current housing shortages in the District.

Therefore, it is necessary for the LDP to identify the land in each settlement that can / will be delivered during the LDP period i.e. in the next 5 to 10 years. Most of this housing will be built on sites that are identified within the current settlement development limits. There may be a requirement in a few settlements for the zoning of additional housing land on the periphery of the settlement, particularly where there is a specific shortfall, or if there are site-specific needs.

The Call for Sites will help to ensure that there is sufficient land for the District's needs during the LDP period to 2032 and beyond. Proposers will need to demonstrate that the proposed amount, location and land use of the site is "consistent with" the adopted LDP Plan Strategy, as required in Section 9 (5) of the Planning Act (NI) 2011.

A number of new zonings will be needed across the District to make sure the housing allocation is met. The initial analysis of existing zonings, LDP period completions (houses constructed since the LDP period started in 2017) and remaining capacity on commenced sites and those with Planning permission (see our annual [Housing Monitor](#)) suggest that certain settlements have a potential shortfall and opportunities for new zonings.

The CFS exercise seeks to identify housing sites that can/will be built over the next 5-10 years, in each of the District's 47 settlements (see p. 60 of LDP Plan Strategy). There will be opportunities to identify deliverable housing sites in most areas of Derry City. Similarly, there will be opportunities in Strabane Town and in the three Local Towns of Castlederg, Claudy and Newtownstewart. Sites also need to be identified in each of the 23 Villages and 19 Small Settlements. However, a few settlements have already experienced significant levels of house-building and live Planning permissions, relative to their indicative allocation (see Appendix 5 of the LDP PS and the latest Housing Monitor). It is therefore likely that there is only limited potential for further housing sites to be considered in those settlements and therefore this should be considered / explained when any submission is made (in the Question about how they are 'consistent' with the LDP Plan Strategy). On the other hand, certain settlements appear to have very limited potential / deliverable housing sites so the identification of sites in these settlements would be particularly welcome.

LDP Plan Strategy Economic Development, & LPP Sites

The Call for Sites also includes lands for proposed economic development uses. The LDP Growth Strategy (and the District's Inclusive Strategic Growth Plan, SGP) envisages growth of approximately 15,000 jobs over the LDP period. The LDP will act as a facilitator by ensuring that there is an ample supply of suitable land available over the LDP period which offers a range and choice of economic development sites in terms of size and location.

The LDP Plan Strategy designates 5 Tiers of economic development sites across the City and District in terms of range and choice of site and in terms of location and size that are available to meet the needs and ambitious growth set out in the LDP Growth Strategy / SGP and the Economic Development chapter. It is also important that these sites be sustainably located. To that end, there should be a range of sites and locations, to be transport-accessible and to meet local needs. The choice of locations should also consider the issue of disadvantage / social exclusion and consider siting such uses in areas where their employment opportunities can contribute to addressing this.

Whilst there is generally an adequate quantity of economic development land across the District, and in some areas overprovision, some limited localised additional provision may be required in certain areas. Currently, indications are that Strabane Town, the three Local Towns: Castlederg, Claudy and Newtownstewart, and parts of the east of Derry City will need some additional provision. Respondents should refer to para 9.10 of the adopted LDP Plan Strategy for information on the types of sites envisaged. Also, see pages 119 – 122 for additional detail. Any proposed sites must comply with all relevant policies of the [LDP Plan Strategy](#) Economic Development chapter 9.

LDP Plan Strategy, and LPP Development Opportunity Sites

The LDP will also identify key Development Opportunity Sites in the City / Town centres that will be available for regeneration and re-development, either as individual sites or as part of a wider comprehensive regeneration scheme. Please refer to chapter 9, page 119 of the LDP Plan Strategy, to Strategic Redevelopment Areas (SRAs) for Derry City Centre and Strabane Town Centre. Please also refer to chapter 10 of the LDP Plan Strategy, on page 138 to Development Opportunity Sites to be identified within Derry City Centre and Strabane Town Centre. Chapter 36, Regeneration / Comprehensive Redevelopment is also relevant.

Therefore, this Call For Sites exercise invites submissions to identify sites that are vacant, derelict or under-utilised, within the central areas of Derry City, Strabane Town or indeed in the central areas of the Local Towns of Castlederg, Claudy or Newtownstewart. Such brownfield sites can be designated and given LDP status, with KSRs for either housing, retail, economic development, community or mixed-use, thus helping to achieve physical enhancement of the areas, employment and urban renaissance.

Please be advised this 'Call for Sites' is not a decision-making exercise. It will not determine the quantity of land needed for the new LDP, nor whether a site will be allocated for development or indicate that a site will be brought forward in the LDP. It will not allocate sites or identify broad locations for development or pre-empt future plan-making or related decisions by the Council; nor will it indicate that Planning permission will be granted on sites that are found to have development potential.

Rather, the 'Call for Sites' is an opportunity for interested persons to submit sites that they would like to see considered as part of the preparation of the new Local Development Plan.

It is important to note that this process is for the identification of land for new development, not an opportunity to highlight land you consider the LPP should protect such as open space and environmental designations. Such issues and designations will form part of the public consultation on the draft LPP when complete.

FREQUENTLY ASKED QUESTIONS (FAQS):

Q1 - Who can submit a site to this Call For Sites exercise?

Anyone can submit a site for consideration, provided that contact details are included. We cannot accept anonymous proposals, as we may need to contact you for further information. However, we will still require ownership details in order to confirm the likelihood of delivery of the site for the proposed use. Therefore, the Council welcomes submissions from members of the public, community groups, business operators, developers and landowners – or their Planning agents, to identify and suggest appropriate, sustainable and realistic / deliverable sites for development that is consistent with the LDP Plan Strategy.

Q2 – Why have a 'Call for Sites' when many settlements appear to have enough land for housing and / or economic development?

The LDP PS identifies an indicative housing allocation for each settlement in the District for the LDP period, 2017 to 2032. See PS Appendix 5 Table 2 Housing Allocation Table. The allocation will be met by a range of sources including dwelling units built since 2017 (LDP-period completions), those units expected to come through existing Planning approvals for housing and on land already zoned in the Derry Area Plan and Strabane Area Plan (commitments, subject to review) and through the future zoning / identification of currently uncommitted lands. The

District's annual Housing Monitor will provide a good idea of what has already been built in each settlement.

The emerging evidence base currently being prepared by the Council identifies that there are several settlements within the District where the estimated housing land supply appears to be in a surplus situation, whilst others are in a deficit – in comparison to the indicative housing allocation for the settlement.

The Council is working on a housing supply study to inform the draft LLP. This includes initial data on the expected level of housing supply within the settlements of the District so far identified in the housing study. It is important to stress that this is an emerging evidence base and may be subject to change as the plan-making process evolves. The Council is undertaking this CFS exercise in order to identify the appropriate amounts of housing land, the most sustainable locations and to establish which sites are actually 'deliverable' during the LDP period. It will also be important to identify a range of sites so as to meet all of the housing needs of that settlement and therefore CFS sites should identify land for the different sizes of houses, types, tenures and end-users e.g. apartments, semis, detached; 1, 2 or 3 or 4-bed; private and affordable housing, student accommodation blocks, sheltered accommodation, travellers' sites, etc.

Whilst there is generally an adequate quantity of economic development land across the District, some limited localised additional provision may be required. Respondents should refer to para 9.10 of the adopted [LDP Plan Strategy](#) for information on the types of sites envisaged. Also, see pages 119 – 122 for additional detail. Any proposed sites must also be deliverable and comply with all relevant policies of the LDP Plan Strategy Economic Development chapter.

All sites submitted will be considered.

Q3 - Which sites can I suggest?

Suggested sites should be within, abut, or be in proximity, to the built-up form of a settlement as designated in the LDP Plan Strategy, as shown in the Settlement Hierarchy on p.59. They may be greenfield (undeveloped) or brownfield (previously developed) sites or even be in a different current use (if open to redevelopment).

All sites proposed through the CFS exercise will be considered for zonings or designation in the LPP. The CFS should focus on the City, Main Town (Strabane), three Local Towns (Castleberg, Claudy and Newtownstewart), but there are opportunities in all settlements.

Within the Villages and Small Settlements, Land Use Policy Areas (LUPAs) will be identified for housing and certain other uses including economic development so sites can also be proposed for this, generally within the settlement boundary shown in the current [Derry Area Plan](#) and [Strabane Area Plan](#). Where such boundaries are almost built out, are very tightly drawn or in settlements with a major potential shortfall against the PS housing allocation, sites could be suggested adjoining the settlement boundaries as a few small, localised increases may be proposed in the LPP on an exceptional basis. Sites relating to the open countryside away from settlements will not generally be considered.

The Council is particularly keen to receive submissions relating to settlements where there is a current housing supply deficit or the supply is finely balanced in comparison to the indicative

housing allocation (as understood based on the emerging evidence base). See the LDP Plan Strategy Appendix 5 and the Housing Monitor. The Council is also especially keen to receive submissions for Economic Development land in Strabane, Castlederg, Claudy, Newtownstewart and south / east of Derry City, where there is a relative shortage of sites.

In Derry City, we are interested in hearing about a range of sites across the City so that we can address any shortfalls in different areas should our detailed mapping in the Housing and Economic Development Land Supply Studies identify some. In the City and towns, in particular brownfield sites in the urban footprint, in central locations with good access to facilities and services and / or on key public transport routes with opportunities for active travel, are likely to score more highly when we come to score sites.

The information you provide will be used by the Council to assist and inform the production of the LPP. Further information on the LDP's progress to date can be found on the Council [website](#).

Sites should be at least 0.2 hectares (0.5 acres) in size and capable of accommodating at least 5 dwelling units or appropriate-scale economic development uses.

It is also worth making a submission for sites the Council already know about, for example through the Housing Monitor, as it would be important to have an update on ownership details, proposed use and owner intentions. Equally, previously-zoned housing sites that have not been built out and those that do not have Planning permission should be submitted to demonstrate a firm intention to develop.

Potential sites for economic development use can also be proposed where they would accord with the Economic Development chapter of the LDP Plan Strategy.

Q4 - Can I submit more than one site?

Yes, the Council is keen to receive and consider information on a range of sustainably located sites that may be suitable, achievable and available for use as housing or economic development (or mixed use). However, **a separate form is required for each site submitted.**

Q5 - I have already suggested a site in my representation to the LDP Draft Plan Strategy; do I need to re-submit information?

The Council is aware of several sites which have been submitted during the LDP process so far including the POP stage (Preferred Options Paper). However, we recommend that you complete the Call for Sites form to ensure such sites are considered through this process and we are aware of any updated details. It is also an opportunity for you to outline why you consider the site suggested is 'consistent', suitable, available and achievable for housing or economic development. It would also be important to submit a form if you have an interest in zoned land that has not been developed and has no Planning consent, especially if you can clarify that it would be deliverable and there is a clear intention to develop.

Q6 - What happens after I submit a site suggestion?

Following your CFS submission, it will be acknowledged within one week and then it will be considered by the Council. Submitting a proposed site for consideration as part of the CFS does not in itself ensure that it will be included as a zoning / designation. Only those sites that are

needed to meet development requirements and which meet relevant criteria in terms of size, location, suitability and deliverability are likely to be allocated in the LPP.

In addition, the LPP will be assessed for 'soundness' at Independent Examination. This is a legal requirement under the Planning Act (Northern Ireland) 2011 and involves testing the principles, content and preparation process of the plan against a list of key criteria. Further information in relation to soundness is contained within [Development Plan Practice Note 6 Soundness](#) published by the Department for Infrastructure.

Q7 - Is my site more likely to get Planning permission if I suggest it through the Call for Sites?

No. Submitting a CFS form does not in itself determine whether a site should be allocated for a particular use or type of development or be granted Planning permission.

Q8 - What is the timeframe for my suggested site to be considered?

The assessment of suggested sites can be a lengthy process as there are many factors to consider. The Council publishes a LDP Timetable to outline the steps, progress, and anticipated timeframes involved in the production of the new LDP. This Timetable is currently under review and a new version will be published on our [website](#) shortly.

Q9 - What will happen to my personal information?

Information collected in this CFS will be processed in accordance with the General Data Protection Regulations. The Council's [Privacy Notice](#) can be viewed online. Hard copies are available on request.

Information on your suggested site will be publicly available as part of the LPP process and made available on our website. Note that personal contact details will not be published. Please note that the publication of sites does not indicate that they will be allocated or will successfully obtain Planning permission for development.

Q10 - How do I submit my completed Call for Sites form?

Respondents should download or print and complete the Call for Sites response form, either electronically or in writing. Alternatively a submission can be made on our website online. Please provide the site address and clearly indicate the location / boundary of the site by providing a map at an appropriate scale (generally 1:1250 or 1: 500 depending on the size of the site).

Hardcopy responses can be submitted via post to Planning (LDP), Derry City & Strabane District Council, 98 Strand Road, Derry, BT48 7NN or by email to ldp@derrystrabane.com. Any relevant supplementary evidence or reports should be submitted to the email or postal address above along with your form.

Q11 - What happens if I miss the CFS response period?

To ensure there is sufficient time for the Council to consider the sustainability, suitability, availability and deliverability of your suggested site, all submissions should be received by the closing date of 31st July 2026. Late submissions will not be accepted. If you have any further questions on the Call for Sites, or would like further information, please contact the LDP Planning Team by email, ldp@derrystrabane.com or telephone 028 7125 3253.

Q12 – Is there anything else I need to know or consider?

Please note that it is your responsibility to fill out all parts of the form and provide full and accurate information. It is unlikely that officers will contact you to ask for any missing information. If there are constraints on your site but you think they can be addressed, please set this out in your form and make your case clearly. Officers will consider all sites and will form a professional recommendation to Members as to whether proposed sites are suitable and consistent with the LDP Plan Strategy. Only sites that meet LDP Plan Strategy requirements and relevant criteria regarding size, location and suitability, proportionate to the settlement in question will progress to candidate-site stage. Note that this professional opinion may differ from your own.

Site proposers should check the respective LDP Plan Strategy Chapters and the indicative housing allocation for the relevant settlement in the [LDP Plan Strategy](#) pages 536 – 538 and compare it with progress so far in the annual [District Housing Monitor](#). Please also refer to the [Economic Development reports](#) (documents DS-211 to DS-213).